157.0	0007	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 797,900 / 797,900
					USE VALUE: 797,900 / 797,900
					ASSESSED: 797,900 / 797,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONDON WALSH MARIE T/JAMES M
Owner 2:	
Owner 3:	
Street 1:	154 RHINECLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONDON JOHN J & MARGO A -
Owner 2:	-
Street 1:	154 RHINECLIFF STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Vinyl Exterior and 3012 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	377,600	300	420,000	797,900
Total Card	0.138	377,600	300	420,000	797,900
Total Parcel	0.138	377,600	300	420,000	797,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 264.89 /Parcel: 264.89

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 104906

GIS Ref

GIS Ref

Insp Date 07/27/18

!12332!

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	377,600	300	6,000.	420,000	797,900		Year end	12/23/2021
2021	101	FV	364,500	300	6,000.	420,000	784,800		Year End Roll	12/10/2020
2020	101	FV	364,600	300	6,000.	420,000	784,900	784,900	Year End Roll	12/18/2019
2019	101	FV	287,800	300	6,000.	420,000	708,100	708,100	Year End Roll	1/3/2019
2018	101	FV	287,800	300	6,000.	354,000	642,100	642,100	Year End Roll	12/20/2017
2017	101	FV	287,800	300	6,000.	324,000	612,100	612,100	Year End Roll	1/3/2017
2016	101	FV	287,800	300	6,000.	276,000	564,100	564,100	Year End	1/4/2016
2015	101	FV	252,500	300	6,000.	240,000	492,800	492,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:23:33

LAST REV

Date	Time
03/09/20	11:24:06
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12332

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONDON JOHN J &	33634-385		9/10/2001		350,000	No	No		
	11579-631		9/30/1968			No	No		N

USER DEFINED

Prior Id # 1:	104906
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2019	2030	Re-Roof	11,600	C				
11/25/2014	1600	Manual	16,600					Create finished st
10/5/2010	2092	Siding	14,200					INSULATE/REPL WIND
11/9/2005	1080	Add Bath	15,000			G7	GR FY07	& 3 SEASON PORCH T

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
1/23/2009	Measured	345	PATRIOT
12/13/1999	Meas/Inspect	243	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.15792108
Const Adj.:	0.98697186
Adj $ / SQ:	125.712
Other Features:	92750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463940
Depreciation:	86293
Depreciated Total:	377647

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

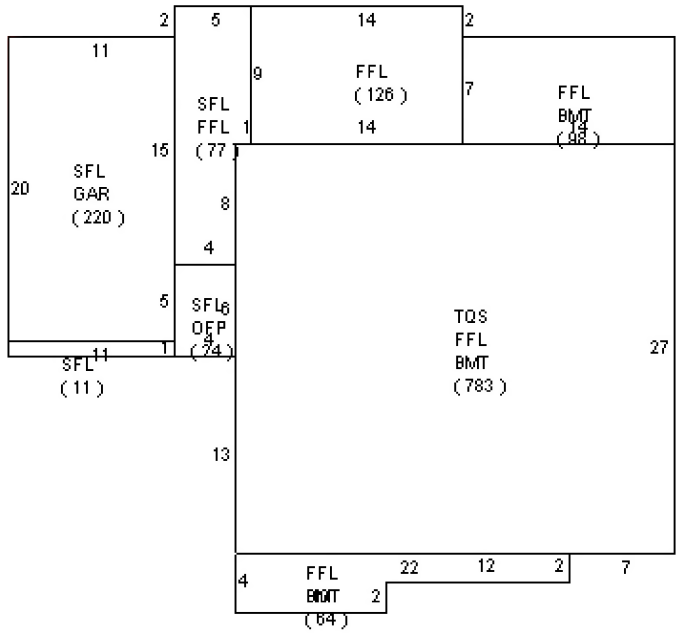
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	138.28
Special Features:	0	Val/Su Net:	115.97
Final Total:	377600	Val/Su SzAd	182.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,148	125.710	144,317
BMT	Basement	945	66.000	62,369
TQS	3/4 Story	587	125.710	73,824
SFL	Second Floor	332	125.710	41,736
GAR	Garage	220	26.020	5,724
OFP	Open Porch	24	43.430	1,042

Net Sketched Area:	3,256	Total:	329,012
Size Ad	2067.25	Gross Area	3452	FinArea	3012
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	FR	1960	0.00	T	50	101						
19	Patio	D	Y	1	10X20	A	PR	1960	4.13	T	65.3	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300